

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8694 Margaret B. Brawner, appellant

The Zoning Administrator of the District of Columbia, appellee

On motion duly made, seconded and unanimously carried, the following Order was entered by the Board at its meeting on April 27, 1966.

EFFECTIVE DATE OF ORDER: June 21, 1966

**ORDERED:**

That the appeal for permission to erect an apartment building with roof structures in accordance with the provisions of Section 3308 of the Zoning Regulations at 2100 N Street, N.W., lot 174 & 175, Square 70, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellant's lots are located in an R-5-D District.
- (2) Lot 174 contains 6650 square feet of land and lot 175 contains 7500 square feet of land.
- (3) The proposed roof structures do not exceed a .25 F.A.R. nor occupy more than one-third of the roof area. The roof structures are set back from the exterior walls a total distance equal to the height that the roof structures extend above the permitted height limit.
- (4) The roof structures will be constructed of material identical in appearance to that used on the street side of the building.
- (5) No opposition to the granting of this appeal was registered at the public hearing.

**OPINION:**

The Board concludes that the roof structures on this proposed apartment building will harmonize with the street frontage of the building, in architectural character, material, and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property.